



01947 601301



1 VALLEY VIEW, ESK HALL, SLEIGHTS

2 BED TERRACED BUNGALOW



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PROPERTY FEATURES

- Terraced Dormer Bungalow with Rural Views
- Retirement Property for the Over 55s
- Lounge with French Doors onto a Private Garden
- Well-Equipped Kitchen with Granite Worktops & Integral Appliances
- Separate Dining Room with Bay Window
- Downstairs Bedroom & En-Suite Bathroom
- Upstairs Bedroom with Fitted Wardrobes & 2nd Bathroom
- Gas Central Heating & Double-Glazing Throughout
- Parking for 1 Car & Guest Parking within the Grounds

Type: **TERRACED BUNGALOW**

Availability: **FOR SALE**

Bedrooms: **2**

Bathrooms: **2**

Reception Rooms: **2**

Parking: **ALLOCATED PARKING**

Outside Space: **GARDEN**

Tenure: **LEASEHOLD**

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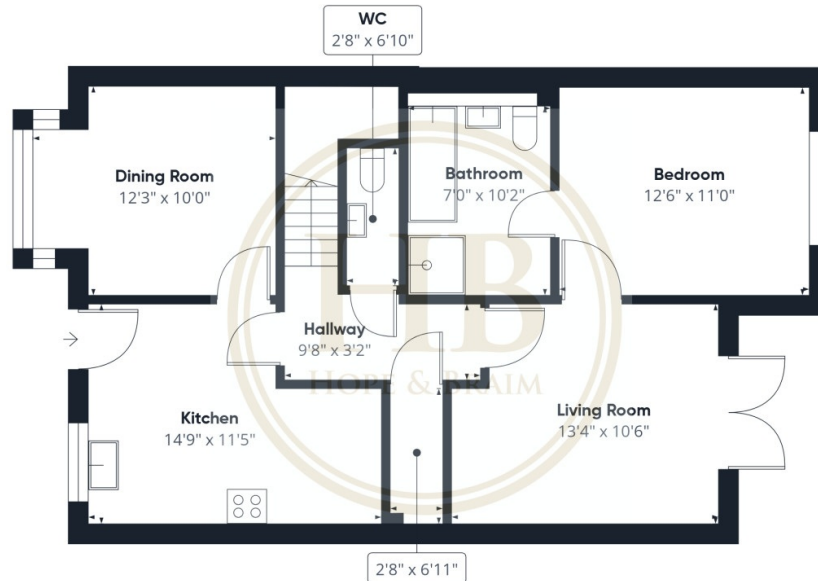
1 VALLEY VIEW, ESK HALL, SLEIGHTS- 2 bed Terraced Bungalow -£285,000



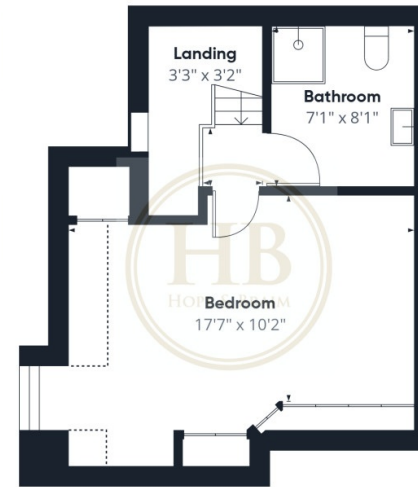
Hope & Braim are delighted to present this well-appointed terraced dormer bungalow, forming part of a small retirement development set within the grounds of Esk Hall, a period manor house sympathetically converted into a nursing home. Available to purchasers aged 55 and over, the property offers a thoughtfully arranged layout, pleasant rural views, and the reassurance of a managed, community setting. The ground floor centres on a comfortable lounge with French doors opening directly onto a private garden, a genuinely appealing feature that brings the outdoor aspect into everyday living. The kitchen is well equipped throughout, with granite worktops and integral appliances providing both quality and practicality. A separate dining room with a bay window offers a dedicated space for meals, whilst a downstairs WC and built-in storage contribute to the ease and functionality of the layout. The principal bedroom is located on the ground floor and is served by a well-appointed en-suite bathroom, allowing single-level living where preferred. To the upper floor, a second bedroom with fitted wardrobes provides comfortable additional accommodation, accompanied by a further bathroom, a practical arrangement for visiting guests or flexible use. Gas central heating and double glazing are installed throughout. A dedicated parking space is provided, with further guest parking available within the grounds. The setting is particularly noteworthy. Esk Hall lends the development a distinctly characterful backdrop, with maintained grounds and a quiet, well-established environment that will appeal to those seeking a more serene pace of living without compromising on access to local services. It is understood that the property is held on a Leasehold basis set up on 1st March 2008 for a period of 999 years. The property is restricted to occupants aged over 55 years old only. A service charge will be payable covering communal maintenance to grounds, track and lighting. This was £1082.16 for 2024.



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Floor 0



Floor 1



Approximate total area⁽¹⁾
1026 ft²
Reduced headroom
16 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Best energy efficient - lower running costs			
A	92-100		89
B	81-91		
C	69-80	80	
D	54-68		
E	39-53		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
England, Scotland & Wales EU Directive 2002/91/EC			

Disclaimer: This brochure and property details are a representation of the property offered for sale or rent, as a guide only. Brochure content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Hope & Braim or any staff member in any way as being functional or regulation compliant. Hope & Braim do not accept any liability for any loss that may be caused directly or indirectly by the brochure content, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only and should be used as such by any interested party.

